Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Ironmann Properties , G. P. 556 Midway Circle Brentwood, TN 37027	Map/Par. 092-12 -514.00	Same
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **MH Real Estate**, a Tennessee general partnership, (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **Ironmann Properties, G.P.**, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year are being assumed by Grantee.

2. All matters shown on the Plan of record in Plat Book 6050, page 291, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090053278 DEEDWARR
Recvd: 08/05/09 13:49 5 pgs
Fees:28.00 Taxes:5191.68
20090805-0073522

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,403,157.89.

Affiant

Subscribed and sworn to before me this 28 day of July, 2009.

THERESA HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public
My Commission Expires: 11-7-2011

3. Application to combine parcels of record in Instrument No. 20061201-0148656, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Instrument No. 20070509-0055646, Register's Office for Davidson County, Tennessee.

5. Deed of Trust by MH Real Estate, a Tennessee general partnership, to Roger C. Cathey, Trustee, for the benefit of The Bank of Nashville of record as Instrument No. 20071228-0148338, Register's Office for Davidson County, Tennessee.

6. Assignment of Rents and Leases between MH Real Estate, a Tennessee general partnership and The Bank of Nashville of record as Instrument No. 20071228-148339, Register's Office for Davidson County, Tennessee.

7. UCC Financing Statement of record as Instrument No. 20071228-014340, Register's Office for Davidson County, Tennessee.

This is improved property known as 1906 Charlotte Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 28th day of July, 2009.

M H REAL ESTATE
a Tennessee general partnership

By: Hall Real Estate Investments, TN, LLC,
General Partner

By: _____
Dan Hall, President

By: Bryce Real Estate Investments, TN, LLC,
General Partner

By: _____
Gregory W. Maples, President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Loretta B. Lane the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Dan Hall**, with whom I am personally acquainted, and who upon oath acknowledged himself to be **President of Hall Real Investments, TN, LLC., a Tennessee limited liability company and a general partner of MH Real Estate**, the within named bargainor, a Tennessee general partnership, and that he as such President of Hall Real Estate Investments, TN, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Hall Real Estate Investments, TN, LLC by himself as President of the said Hall Real Estate Investments, TN, LLC, General Partner of MH Real Estate.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of July, 2009.

Loretta B. Lane
Notary Public

LORETTA B. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 11-14-09

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Loretta B. Lane the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Gregory W. Maples,** with whom I am personally acquainted, and who upon oath acknowledged himself to be **President of Bryce Real Estate Investments, TN, LLC, a Tennessee limited liability company and a general partner of MH Real Estate**, the within named bargainor, a Tennessee general partnership, and that he as such President of Bryce Real Estate Investments, TN, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Bryce Real Estate Investments, TN, LLC by himself as President of the said Bryce Real Estate Investments, TN, LLC, General Partner of MH Real Estate.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of July, 2009.

Loretta B. Lane
Notary Public

My Commission Expires: 11-14-09

LORETTA B. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Tract 1.
Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lots 35, 36 and 37 in Bosticks Second Addition to Nashville as of record in Book 6050, page 291, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 55 feet on the northerly margin of Charlotte Avenue and runs back 163.41 feet in the westerly line and 163.21 feet on the easterly line to an alley in the rear measuring 55 feet thereon.

Tract 2.
Land in Davidson County, Tennessee, being Lots Nos. 2 and 3 on the Resubdivision of Lots 35, 36 and 37 in Bosticks Second Addition to Nashville as of record in Book 6050, page 291, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MH Real Estate by deed of record as instrument No. 20061130-0147688, Register's Office for Davidson County, Tennessee.